



A G E N D A

General Plan/LCP Implementation Committee

May 23, 2007

3:30 p.m.

City Council Chambers

1. Approve Action Minutes from May 9, 2007 Meeting
Attachment 1 3:30-3:35
2. General Plan/LCP Implementation
Review and Approve Master Task List
Attachment 2 3:35-3:50
3. General Plan/LCP Implementation
Review of Public Workshop 4:00-4:15
4. Zoning Code Rewrite
Grade Determination - Approve methodology to be used
Attachment 3 4:15-4:45
5. Zoning Code Rewrite
Height and Residential Development Standards, Continue Discussion 4:45-5:15
6. Items for Future Agenda 5:15- 5:20
7. Public Comments on non-agenda items 5:20-5:30



CITY OF NEWPORT BEACH GENERAL PLAN/LCP IMPLEMENTATION COMMITTEE

DRAFT ACTION MINUTES May 9, 2007

Action Minutes of the General Plan/LCP Implementation Committee held at the City Council Chambers, City of Newport Beach, on **Wednesday, May 9, 2007**

Members Present:

X	Ed Selich, Mayor Pro Tem, Chairman
	Steve Rosansky, Mayor
X	Leslie Daigle, Council Member
X	Barry Eaton, Planning Commissioner
	Robert Hawkins, Planning Commissioner
X	Michael Toerge, Planning Commissioner

Advisory Group Members Present:

X	Mark Cross
X	Larry Frapwell
X	William Guidero
X	Ian Harrison
X	Brion Jeannette
X	Don Krotee
X	Todd Schooler
X	Kevin Weeda
X	Dennis Wood

Staff Representatives:

X	Sharon Wood, Assistant City Manager
X	David Lepo, Planning Director
X	Robin Clauson, City Attorney
	Patrick Alford, Senior Planner
X	James Campbell, Senior Planner
X	Gregg Ramirez, Senior Planner

Committee Actions

Agenda Item No. 2

Motion: Michael Toerge moved to approve the Revised Identified Issues List with a request that future changes be clearly identified.

Vote: 4 Ayes, 2 Absent

Agenda Item No. 3

Motion: Ed Selich moved to direct staff to revise the Project Schedule to include Residential Design Criteria and CEQA review and, to reassess scheduling of Planning Commission workshops.

Vote: 4 Ayes, 2 Absent

Agenda Item No. 4

Motion: Committee approved agenda for May 16, 2007 Public Information Meeting.

Vote: 4 Ayes, 2 Absent

Agenda Item No. 5

Motion: Committee directed staff to continue working with Advisory Group on height and grade standards.

Vote: 4 Ayes, 2 Absent



CITY OF NEWPORT BEACH

MEMORANDUM

TO: General Plan/LCP Implementation Committee

FROM: Sharon Wood, Assistant City Manager

DATE: May 17, 2007

RE: Review of General Plan Implementation Tasks

The attached implementation task list incorporates changes discussed by the Committee on March 23, and reflects additional tasks completed since then as well as changes to some projected completion dates. There are also two new items added to the list:

- Revision of the Traffic Phasing Ordinance (TPO) with regard to use of the Newport Beach Traffic Analysis Model (NBTAM).
- Revision of City Council Policy A-18, Measure S Guidelines with regard to variable FAR.

Traffic Phasing Ordinance

The TPO (Appendix A, Administrative Procedures) is specific with regard to use of the NBTAM to estimate increases in regional traffic and for trip generation rates for proposed projects. NBTAM is defined as "the most current City Council approved traffic analysis model for the City of Newport Beach."

As part of the General Plan update, the City developed and the City Council approved a new traffic analysis model, called the Newport Beach Traffic Model. It does fit within the TPO's definition of NBTAM, and it would not be necessary to amend the TPO to use the new model to estimate increases in regional traffic. However, the new model is based on socioeconomic data (as required by the Orange County Transportation Authority), and results in trip generation rates that are quite different from NBTAM or the Institute of Traffic Engineers (ITE). Trip rates in the socioeconomic model factor in long-term changes in land use such as the introduction of mixed uses, the effects of multi-purpose trips, etc. These rates are appropriate for long-term analysis, such as the General Plan update and changes in regional traffic required for TPO studies. But socioeconomic model rates are not as accurate for short term, project level traffic analysis, such as the TPO's required analysis of impacts one year after project completion. Staff believes that a more appropriate source of project trip generation rates for TPO analysis is ITE. Therefore, staff believes that the TPO and its Appendix A

should be amended to delete references to NBTAM, and replace them with the following provisions:

- Use the most current City Council approved traffic analysis model for the City of Newport Beach to estimate increases in regional traffic anticipated to occur within one year after project completion.
- Use trip generation rates in the most recent edition of “Trip Generation” published by ITE to project trips generated from proposed projects.

Measure S Guidelines

When Measure S was approved by the voters in November 2000, the General Plan provided for variable floor area ratios (FAR) for some land use categories. City Council Policy A-18, which provides guidelines for implementing Measure S (Charter Section 423), includes the methodology to be used when a General Plan amendment affects a parcel or area for which the existing or proposed intensity is stated in terms of a variable FAR. The General Plan approved by the voters in November 2006 does not express any land use entitlement in terms of a variable FAR. Therefore, the variable FAR provisions in City Council Policy A-18 may be deleted.

GENERAL PLAN IMPLEMENTATION TASKS

1. Interim Zoning Resolution (including ability to require development agreements)
*Staff, January 9, 2007 - **Complete***
2. Procedures to implement single- and two-family design policies
*Staff, March 27, 2007 - **Complete***
3. Zoning Code and Specific Plan rewrite
Consultant, with staff input and review, January 2008
4. CLUP amendment
Staff
 - *April 27, 2007 to Coastal Commission – **Complete***
 - *November 2007 Coastal Commission Hearing*
5. Housing Element certification by HCD
EIP and staff, June 29, 2007
6. Park Dedication Fee (Quimby Act)
*Staff, April 10, 2007- **Complete***
7. ED Strategic Plan
Staff, ADE and EDC, July 10, 2007
8. Fair Share Fee update
Consultant, August 28, 2007
9. Airport Area infrastructure study and fee(s)
ROMA and Fair Share Consultant, TBD
10. Inclusionary Housing Ordinance and In-lieu fee
Consultant (amend existing contract to update fee and incorporate new Housing Element policies), July 24, 2007
11. Parking Requirements and Management
Staff, EDC, TBD
12. LCP Implementation Plan
Staff, concurrent with/trailing Zoning Code rewrite

13. City Council Ordinance on development agreements
*Staff, February 27, 2007 - **Complete***
14. Traffic signal synchronization
Consultant and Public Works staff, master plan June 2007
15. PC rewrite/revisions
*Property owners for major ones, their schedule
Staff or consultant for smaller ones, with Zoning rewrite or second phase,
TBD*
16. Banning Ranch Pre-Annexation and Development Agreement
City Council, staff and property owners, TBD
17. Harbor Area Management Plan
Consultants, staff and Harbor Commission, September 2008
18. Run-off and Pollution Reduction Plan
Coastal/Bay Water Quality Committee and staff, ongoing
19. Database refinements and maintenance
Staff, refinements TBD, maintenance ongoing
20. Fiscal Impact Model training
*ADE and staff, March 29, 2007- **Complete***
21. Traffic Phasing Ordinance revision re: NBTAM
Staff, July 10, 2007
22. Measure S Guidelines revision re: variable FAR
Staff, October 23, 2007

Lower Priority

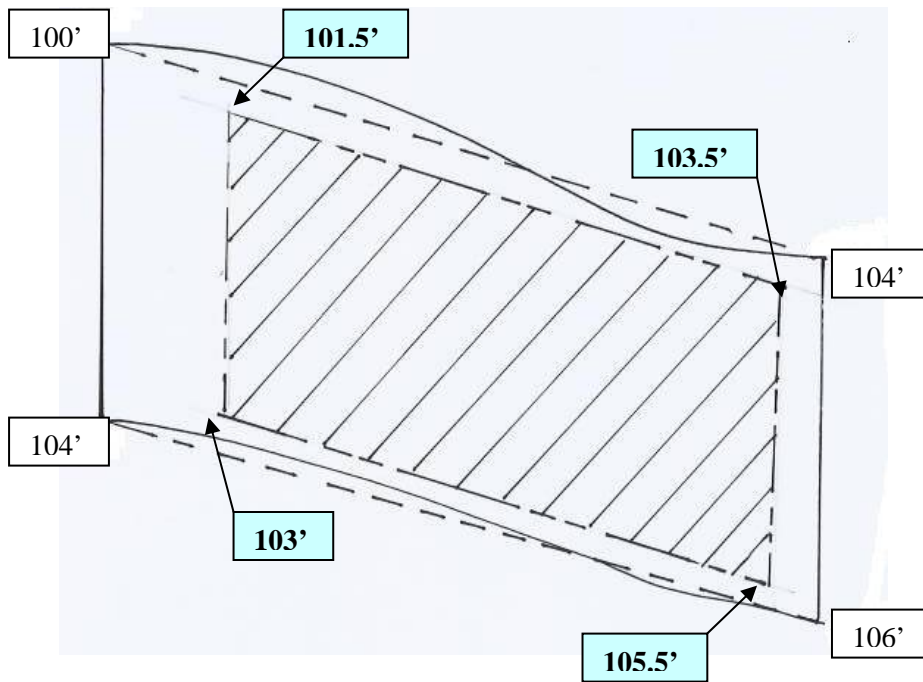
- Municipal Code amendments re: property maintenance standards
- Building Code amendments re: green buildings
- Amend City Council Policies on historic, archaeo and paleo resources
- Funding and priority program for construction of noise barriers along arterials

Determination of Grade of the Purpose of Height Measurement

Lots with 10% slope or less

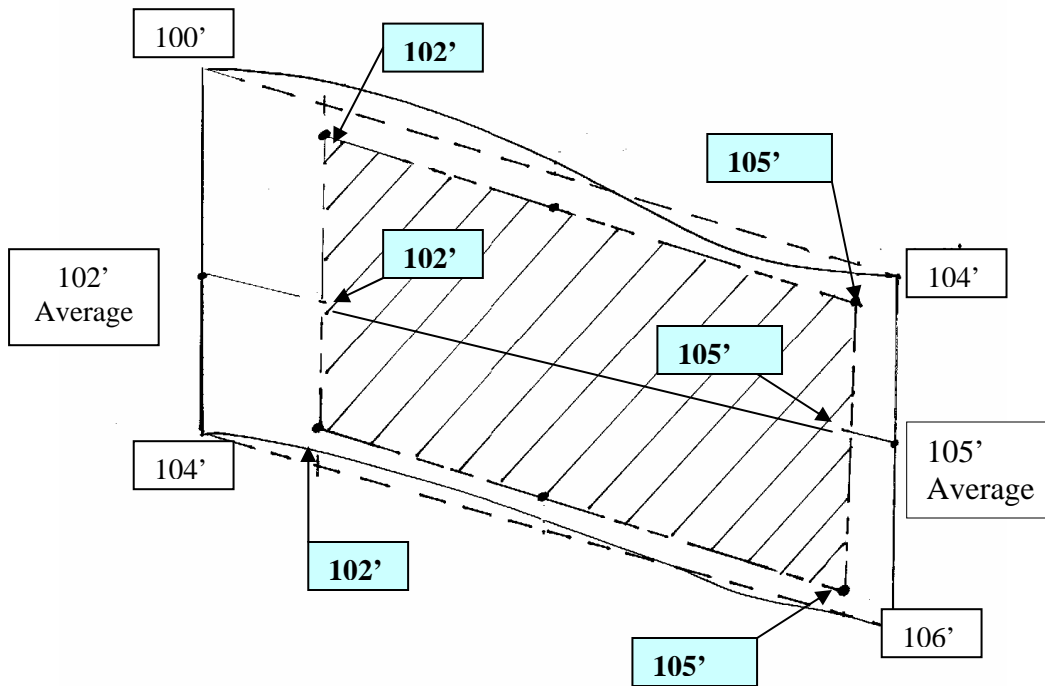
Alternative methods:

1. Establish the elevation of the 4 corners of the site. Connect the 4 corners to create an imaginary plane. Establish the elevations at each of the 4 corners of the buildable area rectangle created by establishing the front, rear, and side setbacks. The continuous elevation along all sides of the buildable area rectangle (shaded area) is the grade from which structure height shall be determined.



In this method the imaginary plane may slope front to rear as well as side to side.

2. Establish the average elevation of the front and rear property lines. Connect the two elevations with a line. The slope and the continuous elevations that are created along this line will establish the elevation (grade) of the imaginary buildable area rectangle.



In this example the imaginary plane would slope front to rear, but not side to side.